066.0	0004	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	855,800 / 855,800
					USE VALUE:	855,800 / 855,800
					ASSESSED:	855,800 / 855,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		JOHNSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SU TIANXIANG
Owner 2:	
Owner 3:	
Street 1:	43 JOHNSON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	OBRIEN MICHAEL J -
Owner 2:	OBRIEN SHEILA M -
Street 1:	43 JOHNSON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,073 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1954, having primarily Wood Shingle Exterior and 2340 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7073.000	413,300		442,500	855,800
Total Card	0.162	413,300		442,500	855,800
Total Parcel	0.162	413,300		442,500	855,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.73 | /Parcel: 365.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 42377

GIS Ref

GIS Ref

Insp Date 11/09/18

!5676!

PREVIOUS ASSESSMENT

Parcel ID 066.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	413,300	0	7,073.	442,500	855,800	855,800	Year End Roll	12/18/2019
2019	101	FV	312,000	0	7,073.	410,900	722,900	722,900	Year End Roll	1/3/2019
2018	101	FV	312,000	0	7,073.	410,900	722,900	722,900	Year End Roll	12/20/2017
2017	101	FV	312,000	0	7,073.	360,300	672,300	672,300	Year End Roll	1/3/2017
2016	101	FV	312,000	0	7,073.	328,700	640,700	640,700	Year End	1/4/2016
2015	101	FV	304,200	0	7,073.	290,800	595,000	595,000	Year End Roll	12/11/2014
2014	101	FV	256,400	0	7,073.	275,000	531,400	531,400	Year End Roll	12/16/2013
2013	101	FV	256,400	0	7,073.	261,700	518,100	518,100		12/13/2012

PRINT

Date	Time
12/10/20	20:32:01

LAST REV

Date	Time
04/16/19	14:56:39

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5676

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OBRIEN MICHAEL	63931-284		7/17/2014		684,500	No	No		
O BRIEN SUZANNE	31081-516		1/26/2000		294,000	No	No		
TAMOSH GEORGE M	23324-183		6/18/1993		160,000	No	No		Y

USER DEFINED

Prior Id # 1:	42377
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/4/2014	944	Re-Roof	5,160		8/4/2014			Strip and re-roof.
7/17/1995	330		22,000					ADD 2ND FLOOR 24X3

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	BS	Barbara S
5/14/2015	SQ Returned	MM	Mary M
8/4/2014	Info Fm Prmt	PC	PHIL C
3/20/2009	Meas/Inspect	189	PATRIOT
10/7/1999	Mailer Sent		
10/7/1999	Measured	267	PATRIOT
3/25/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7073		Sq. Ft.	Site		0	70.	0.89	12									442,534						442,500	

Total AC/HA: 0.16237 | Total SF/SM: 7073 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 442,534 | Spl Credit | Total: 442,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.21089745
Const Adj.:	0.99989998
Adj $ / SQ:	151.347
Other Features:	92950
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	507688
Depreciation:	94430
Depreciated Total:	413258

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

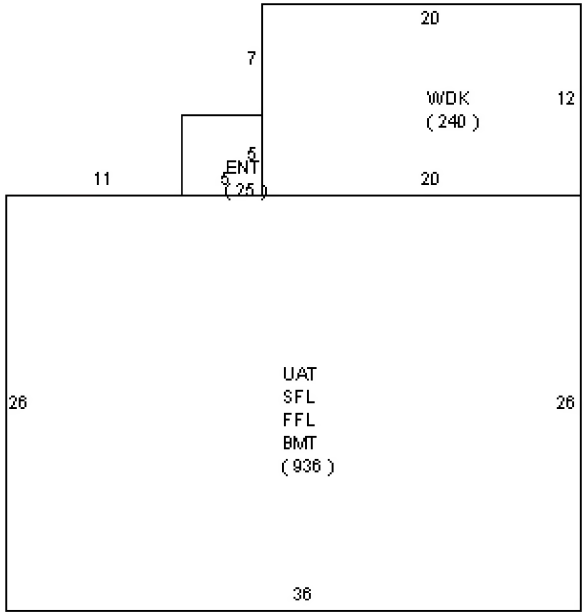
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	166.48
Special Features:	0	Val/Su Net:	124.98
Final Total:	413300	Val/Su SzAd	220.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	936	72.650	67,997
FFL	First Floor	936	151.350	141,661
SFL	Second Floor	936	151.350	141,661
WDK	Deck	240	10.170	2,440
UAT	Upper Attic	234	60.540	14,166
ENT	ENTRY	25	26.400	660

Net Sketched Area:	3,307			Total:	368,585
Size Ad	1872	Gross Are	4009	FinArea	2340

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

066.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X12	A	AV	2006	0.00	T	10.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	